



112
MEMORIAL ROAD



G R E G O R Y S
E S T A T E A G E N T S

112 MEMORIAL ROAD
HANHAM
BRISTOL
BS15 3LB
£510,000

SITUATED ON A SIZEABLE CORNER PLOT IN A POPULAR RESIDENTIAL AREA WITHIN HANHAM, CAN BE FOUND THIS EXTENDED, FOUR BEDROOM SEMI-DETACHED HOME, PRESENTED TO AN IMMACULATE STANDARD THROUGHOUT.

The accommodation spans over three floors to offer a well-balanced arrangement and excellent room proportions throughout. The property welcomes with a Boujee entrance hall which leads to a comfortable lounge to the front aspect, finished with a feature contemporary gas fire perfect for winter nights. To the rear of the ground floor, a modern open plan kitchen diner can be found, leading to bright garden room with French doors opening to the attractive garden. This sizeable area lends itself as an ideal entertaining space, perfect for hosting friends & family, whilst the premium fitted kitchen offers ample worktop space & storage, as well as a range of integrated appliances.

To the first floor, the property offers three bedrooms, two of which are doubles, with the larger of the rooms offering a fitted dressing area perfect for the fashionista! The third bedroom on this floor is a comfortable single room, whilst also lending itself as an ideal home office or nursery. A neutral three piece bathroom with shower over bath completes the first floor accommodation. The impressive primary bedroom sits to the second floor, benefitting from enviable natural light and also offering an en-suite shower room, completing the internal accommodation.

Externally, this attractive home continues to impress, boasting a wrap around garden, presented with mature shrubs and plants creating enviable privacy. Not only this, the rear garden enjoys a raised pond area, as well as generous sized patio with feature pergola, perfect for summer BBQ's. Not all style without substance though, the property benefits from an adjoining garage with an electric roller door, and additional workshop space with integral access to the garage.

The property enjoys a desirable position within Hanham, being within walking distance of local amenities and having several sought-after schools on the doorstep. Not only this, the property is only a short stroll away from scenic river walks, Hanahm Common & Hanham Community Play Area.

The complete family home, which is sure to make quite the mark. Simply put, a must view!



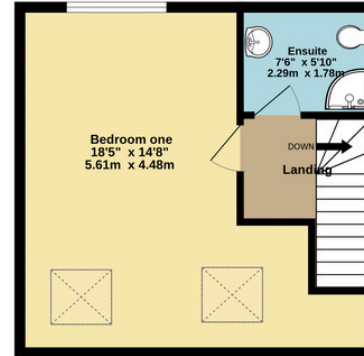
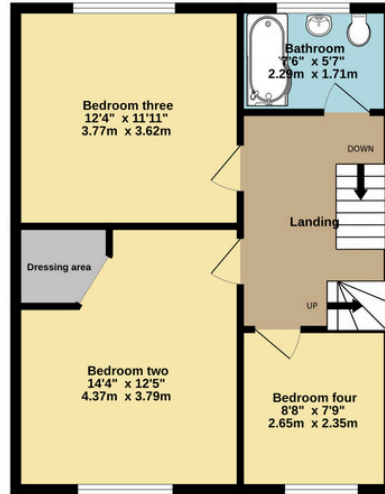
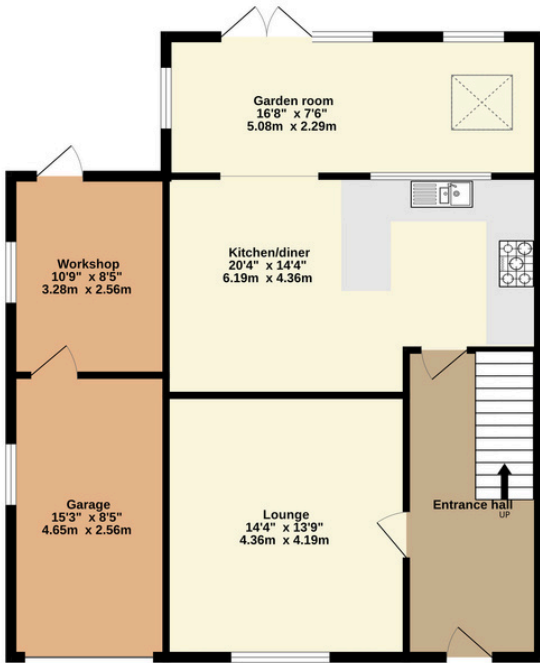




Ground Floor
898 sq.ft. (83.5 sq.m.) approx.

1st Floor
527 sq.ft. (49.0 sq.m.) approx.

2nd Floor
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 1785 sq.ft. (165.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

112 Memorial Road Hanham BRISTOL BS15 3LB	Energy rating D	Valid until: 8 September 2032
		Certificate number: 0015-0200-1402-1158-0800

Property type: Semi-detached house
Total floor area: 146 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

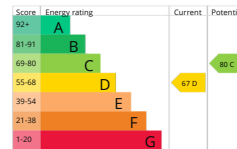
Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.



For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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